



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

[HOUSE BILL 23-1105](#)  
[CONCERNING THE CREATION OF TASK FORCES TO EXAMINE ISSUES AFFECTING CERTAIN HOMEOWNERS' RIGHTS, AND, IN CONNECTION THEREWITH, CREATING THE HOA HOMEOWNERS' RIGHTS TASK FORCE AND THE METROPOLITAN DISTRICT HOMEOWNERS' RIGHTS TASK FORCE, AND MAKING AN APPROPRIATION](#)

***[Click the hyperlink above for the actual signed act text]***

**Sponsors:** BY REPRESENTATIVE(S) Parenti and Titone, Amabile, Bacon, Boesenecker, Brown, English, Froelich, Gonzales-Gutierrez, Hamrick, Jodeh, Lieder, Lindsay, Marshall, Ricks, Sharbini, Sirota, Valdez, Vigil, Weissman, Willford, Woodrow, Dickson, Kipp, Mabrey, Michaelson Jenet, Snyder, Story; also SENATOR(S) Cutter and Fields; Bridges, Gonzales, Jaquez Lewis, Kolker, Marchman, Moreno, Priola, Rodriguez.

**Signed by the Governor:** May 24, 2023.

**Summary:** This bill creates two task forces which shall explore issues confronting HOA Homeowners' Rights and Metropolitan District Homeowners' Rights. Specifically, the HOA Homeowners' Rights Task Force will look at:

1. Issues confronting HOA homeowners' rights
2. Fining authority and practices
3. Foreclosure practices
4. Communications with HOA Homeowners regarding association processes and HOA Homeowners' rights and responsibilities
5. Association Records: a representative sample of association documents (Declaration, Covenants, Bylaws, Articles of Incorporation, rules & regulations, responsible governance policies, financial statements, most recent reserve study, records of actions of the board regarding collections activity or legal action taken against a unit owner)
6. HOA Center Complaints
7. Complaints made to any homeowners' advocacy groups
8. Laws affecting Common Interest Communities

After the HOA Homeowners' Rights Task Force convenes, the Metropolitan District Homeowners' Rights Task Force will as well. The Metropolitan District Homeowners' Rights Task Force will examine issues confronting communities that are governed by the board of a metropolitan district, including:

1. Tax levying authority and practices
2. Foreclosure Practices





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3. Communications with homeowners regarding metropolitan district processes and homeowners' rights and responsibilities
4. Governance Policies, including voting and election policies
5. The process by which a metropolitan district could transition into a CIC under CCIOA
6. The recommendations and report of the HOA Homeowners' Rights Task Force.

**Effective Date:** May 24, 2023.

*The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.*

**Related Tags:** HOA Center  
Task Forces

***This summary is not intended to constitute legal advice  
and is provided by the Division of Real Estate  
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